

ORDINANCE NO. 1695

(An ordinance amending Sections 17.06.050, 17.06.080 (7) and 17.01.060 (D.D.) of the Hood River Municipal Code)

The City of Hood River ordains as follows:

Section 1: Hood River Municipal Code Section 17.06.050 shall be amended to read as follows:

17.06.050 Mobile Home/Manufactured Dwelling Parks--Clear and Objective Criteria. The following requirements apply to new, expanded, or altered mobile home parks.

- a) Parks are allowed in the R-1, R-2 and R-3 zones.
- b) Parks are not permitted in commercial or industrial zones.
- c) No park shall be established or expanded without first receiving approval of the planning commission.
- d) The planning commission shall grant or deny approval of a park based on the following clear and objective criteria and the procedural requirements of Sections 17.06.020 through 17.06.040 only.
- e) Parks shall not be subject to the requirements of Sections 17.06.010, 17.09.070 and 17.09.080.
- f) Notwithstanding, parks shall comply with the City of Hood River's Comprehensive Plan.

Section 2: Hood River Municipal Code Subsection 17.06.080 (7) shall be amended to read as follows:

17.06.080 General Standards for Mobile Home/Manufactured Dwelling Park Development:

(7) Site Development Standards:

- a. **Acreage:** There shall be a 2 acre minimum and a 8 acre maximum in the R-1, R-2 and R-3 zone.
- b. **Density:**
 - R-1: 6 unit maximum per acre
 - R-2: 8 unit maximum per acre
 - R-3: 10 unit maximum per acre

c. Setbacks:

1. No mobile home shall be located closer than 10' from a public dedicated street. Garages facing a public dedicated street shall be 20' from the property line.
2. No mobile home shall be located closer than 10' from an interior park property line.

d. Spacing:

1. A mobile home shall be separated from an adjoining mobile home and its accessories by a minimum of 10'. end to end or side to side.
2. The distance between non-HUD approved mobile homes placed parallel to each other may be 10' on one side, but must be at least 14' on the other. When not placed parallel to each other, or when parallel if one or more of the units is a tip-out, non-HUD approved mobile homes may be 10' apart on both sides, but must be at least 14' apart for half their length. See Attachment "A".
3. Adjacent mobile homes in all parks must be placed at least 14' apart where a flammable or combustible fuel storage vessel is located on or between units.

e. Each mobile home shall have 120 square feet of one (1) or more wooden decks or slabs of patios of concrete, flagstone or equivalent material.

f. All mobile homes within the park shall be provided with skirting.

g. **New parks shall be placed at least 500 feet from another park excluding parks established prior to the effective date of this ordinance.**

Section 3: Hood River Municipal Code section 17.01.060 D.D. shall be amended to read as follows:

"Manufactured dwelling park" means any place where four or more manufactured dwellings (as defined in ORS 446.003 (26)) are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage or such person. "Manufactured dwelling park" does not include a lot or lots located within

a subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by the municipality unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010 to 92.190.

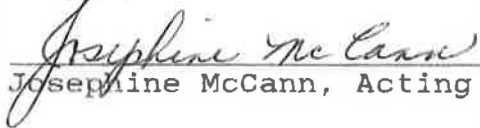
Read for the first time: APRIL 11, 1994.

Read for the second time: APRIL 11, 1994.



STEVEN T. GATES, MAYOR

ATTEST:



Josephine McCann, Acting City Recorder

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